



The Old Coach House The Avenue, Odstock, Salisbury, Wiltshire, SP5 4JA

£1,450 PCM

Description

A wonderful spacious FURNISHED barn conversion with open plan ground floor. Sought after village location. Stylish kitchen area with good range of gloss black front units and drawers, work surfaces, inset sink and drainer, stainless steel hob, extractor hood over, built in electric oven integrated dishwasher, integrated fridge and freezer opening to large lounge/dining area with vaulted ceiling, wood burner velux windows, tall window to far end. Ground floor store including boiler and pressurised hot water cylinder. First floor with double bedroom including built in wardrobes and storage, bi-fold doors open to additional mezzanine area, which then overlooks the ground floor. Large bath/shower room with bath, Large walk in shower, basin and WC. Velux window. Parking. Please note that there is no enclosed garden, there is a small grassed area to the side. FURNISHED. Oil fired central heating. Access to some wonderful rural walks.

A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we strive to uphold its core values by providing a fair, efficient, and transparent service to all prospective tenants. Below, we outline how we manage property inquiries and applications to help set expectations and guide you through the letting application process.

To start the process of inquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing.

If you are inquiring through Rightmove, you will be asked to fill out a short form, which will be sent directly to us. If you are using our website or On The Market, we will receive your contact information and get back to you as soon as possible with a brief questionnaire to complete.

Once we receive your completed form or questionnaire, your inquiry will be registered with the relevant Property Manager. Please note that only those who complete this step will be considered to have formally inquired about the property.

Due to the high level of interest we often receive, we regret that we are not always able to offer everyone a viewing. Whenever possible, we handle inquiries in the order they are received and arrange viewings in groups of up to

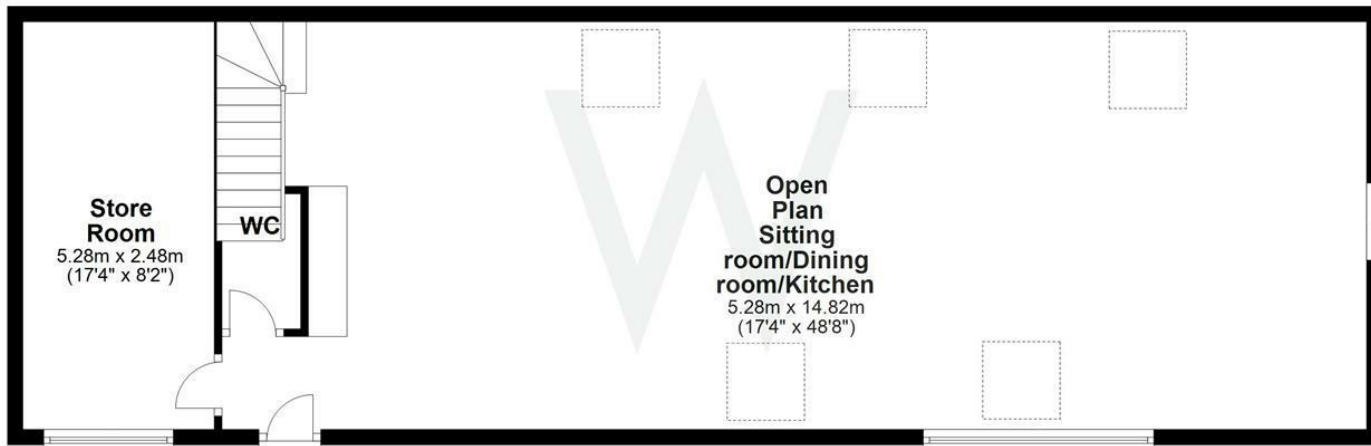
four for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review inquiries. If this occurs, we will do our best to update the property listing accordingly.

Please be aware that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone; all applications will be carefully evaluated based on their merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

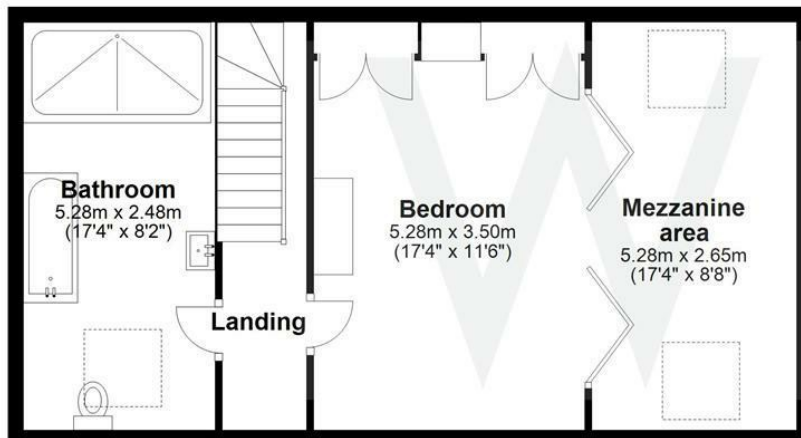
Ground Floor

Approx. 91.9 sq. metres (989.0 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 144.7 sq. metres (1558.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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